

Housing Supply Overview

A Research Tool Provided by the Greater San Diego Association of REALTORS®

June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 2015, Pending Sales in San Diego County were up 6.0 percent overall. The price range with the largest gain in sales was the \$1,250,001 Or More range, where they increased 23.7 percent.

The overall Median Sales Price was up 6.5 percent to \$452,888. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 8.7 percent to \$337,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 39 days; the price range that tended to sell the slowest was the \$1,250,001 Or More range at 65 days.

Market-wide, inventory levels were down 19.1 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 18.5 percent. That amounts to 2.7 months supply for Single-Family Homes and 2.2 months supply for Condos - Townhomes.

Quick Facts

+ 23.7%

+ 10.5%

+ 6.0%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,250,001 and Above	3,001 Sq Ft and Above	Condos - Townhomes

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

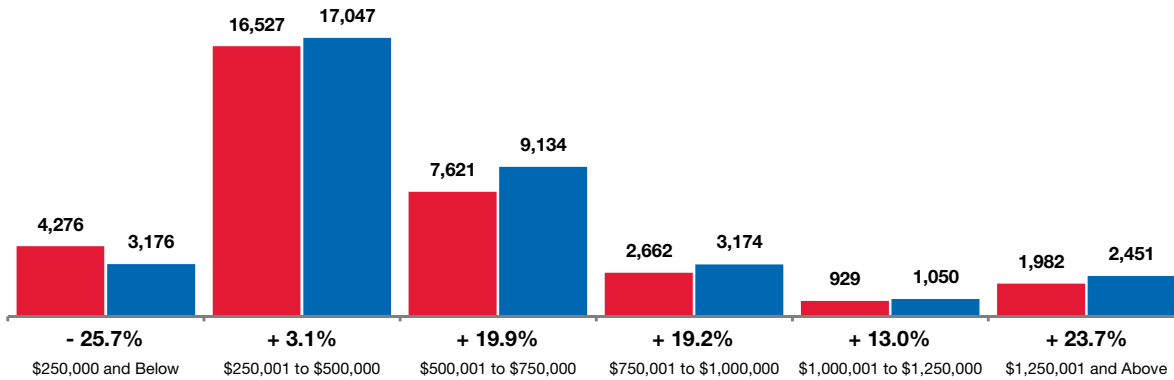
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Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.

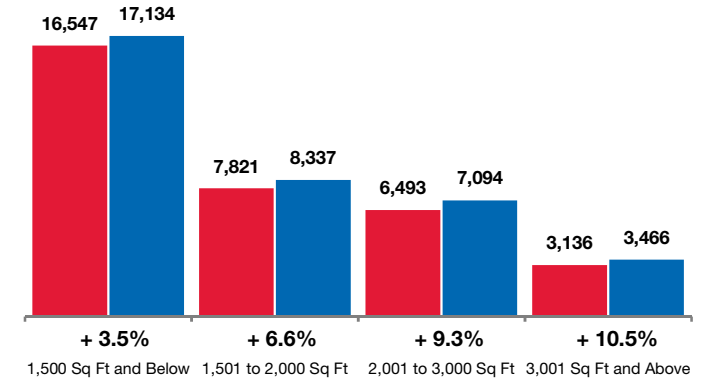
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	4,276	3,176	- 25.7%
\$250,001 to \$500,000	16,527	17,047	+ 3.1%
\$500,001 to \$750,000	7,621	9,134	+ 19.9%
\$750,001 to \$1,000,000	2,662	3,174	+ 19.2%
\$1,000,001 to \$1,250,000	929	1,050	+ 13.0%
\$1,250,001 and Above	1,982	2,451	+ 23.7%
All Price Ranges	33,997	36,033	+ 6.0%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
781	434	- 44.4%	3,495	2,742	- 21.5%
10,816	10,450	- 3.4%	5,711	6,597	+ 15.5%
6,267	7,454	+ 18.9%	1,354	1,680	+ 24.1%
2,295	2,718	+ 18.4%	367	456	+ 24.3%
812	922	+ 13.5%	117	128	+ 9.4%
1,756	2,107	+ 20.0%	226	344	+ 52.2%
22,727	24,086	+ 6.0%	11,270	11,947	+ 6.0%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	16,547	17,134	+ 3.5%
1,501 to 2,000 Sq Ft	7,821	8,337	+ 6.6%
2,001 to 3,000 Sq Ft	6,493	7,094	+ 9.3%
3,001 Sq Ft and Above	3,136	3,466	+ 10.5%
All Square Footage	33,997	36,033	+ 6.0%

06-2014	06-2015	Change	06-2014	06-2015	Change
7,373	7,513	+ 1.9%	9,174	9,621	+ 4.9%
6,054	6,410	+ 5.9%	1,767	1,927	+ 9.1%
6,189	6,726	+ 8.7%	304	368	+ 21.1%
3,111	3,435	+ 10.4%	25	31	+ 24.0%
22,727	24,086	+ 6.0%	11,270	11,947	+ 6.0%

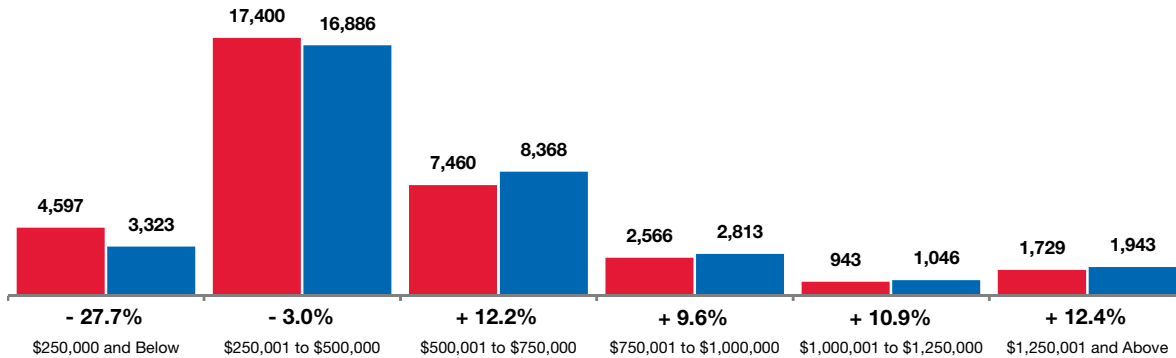


Closed Sales

A count of the actual sales that have closed in a given month. Based on a rolling 12-month calculation.

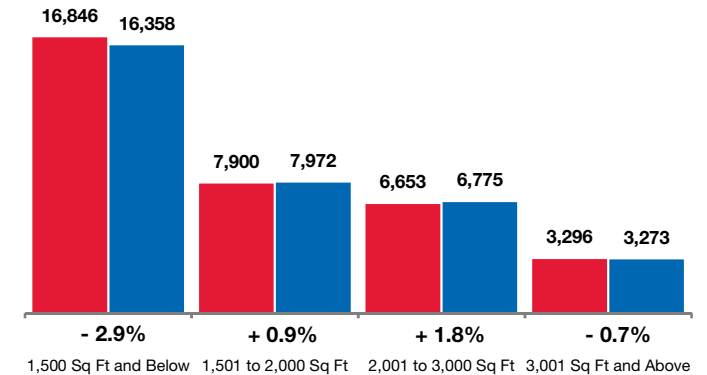
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	4,597	3,323	- 27.7%
\$250,001 to \$500,000	17,400	16,886	- 3.0%
\$500,001 to \$750,000	7,460	8,368	+ 12.2%
\$750,001 to \$1,000,000	2,566	2,813	+ 9.6%
\$1,000,001 to \$1,250,000	943	1,046	+ 10.9%
\$1,250,001 and Above	1,729	1,943	+ 12.4%
All Price Ranges	34,695	34,379	- 0.9%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
820	464	- 43.4%	3,777	2,859	- 24.3%
11,580	10,714	- 7.5%	5,820	6,172	+ 6.0%
6,192	6,837	+ 10.4%	1,268	1,531	+ 20.7%
2,235	2,409	+ 7.8%	331	404	+ 22.1%
816	906	+ 11.0%	127	140	+ 10.2%
1,558	1,724	+ 10.7%	171	219	+ 28.1%
23,201	23,054	- 0.6%	11,494	11,325	- 1.5%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	16,846	16,358	- 2.9%
1,501 to 2,000 Sq Ft	7,900	7,972	+ 0.9%
2,001 to 3,000 Sq Ft	6,653	6,775	+ 1.8%
3,001 Sq Ft and Above	3,296	3,273	- 0.7%
All Square Footage	34,695	34,379	- 0.9%

06-2014	06-2015	Change	06-2014	06-2015	Change
7,373	7,513	+ 1.9%	9,174	9,621	+ 4.9%
6,054	6,410	+ 5.9%	1,767	1,927	+ 9.1%
6,189	6,726	+ 8.7%	304	368	+ 21.1%
3,111	3,435	+ 10.4%	25	31	+ 24.0%
23,201	23,054	- 0.6%	11,494	11,325	- 1.5%

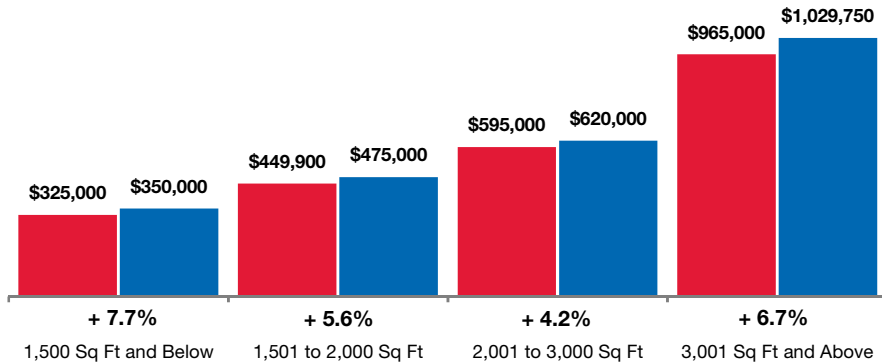


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**

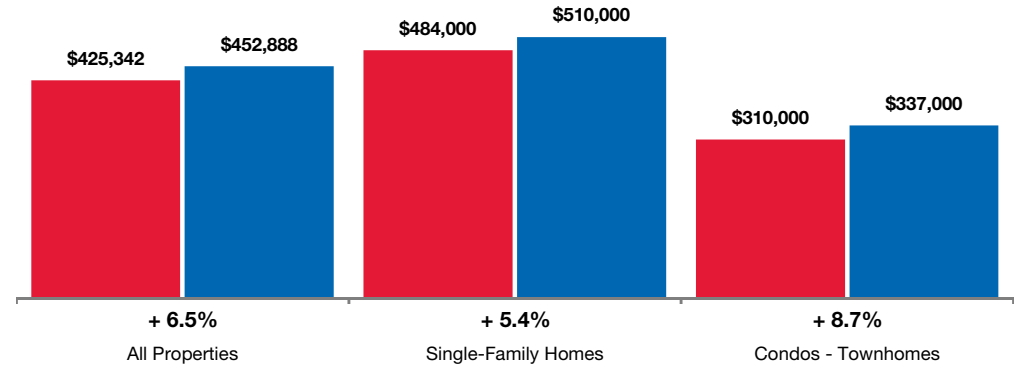
By Square Feet

■ 06-2014 ■ 06-2015



By Property Type

■ 06-2014 ■ 06-2015



By Square Feet	All Properties		
	06-2014	06-2015	Change
1,500 Sq Ft and Below	\$325,000	\$350,000	+ 7.7%
1,501 to 2,000 Sq Ft	\$449,900	\$475,000	+ 5.6%
2,001 to 3,000 Sq Ft	\$595,000	\$620,000	+ 4.2%
3,001 Sq Ft and Above	\$965,000	\$1,029,750	+ 6.7%
All Square Footage	\$425,342	\$452,888	+ 6.5%

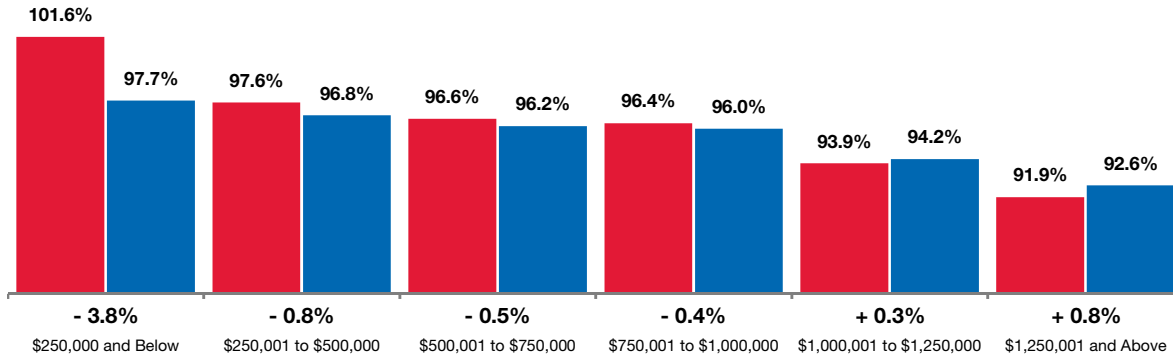
	Single-Family Homes			Condos - Townhomes		
	06-2014	06-2015	Change	06-2014	06-2015	Change
	\$360,000	\$385,000	+ 6.9%	\$280,250	\$307,000	+ 9.5%
	\$448,000	\$470,000	+ 4.9%	\$455,000	\$490,000	+ 7.7%
	\$586,000	\$610,000	+ 4.1%	\$768,400	\$830,000	+ 8.0%
	\$960,000	\$1,025,000	+ 6.8%	\$1,970,000	\$1,973,750	+ 0.2%
	\$484,000	\$510,000	+ 5.4%	\$310,000	\$337,000	+ 8.7%

Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

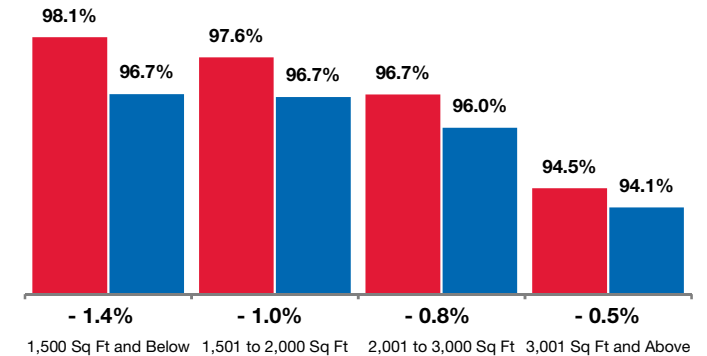
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	101.6%	97.7%	- 3.8%
\$250,001 to \$500,000	97.6%	96.8%	- 0.8%
\$500,001 to \$750,000	96.6%	96.2%	- 0.5%
\$750,001 to \$1,000,000	96.4%	96.0%	- 0.4%
\$1,000,001 to \$1,250,000	93.9%	94.2%	+ 0.3%
\$1,250,001 and Above	91.9%	92.6%	+ 0.8%
All Price Ranges	97.4%	96.3%	- 1.1%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
97.3%	92.3%	- 5.2%	99.4%	96.3%	- 3.1%
97.8%	96.6%	- 1.2%	97.8%	96.9%	- 0.9%
97.3%	96.6%	- 0.7%	97.0%	96.8%	- 0.2%
96.4%	96.2%	- 0.3%	95.4%	95.9%	+ 0.6%
94.9%	94.5%	- 0.4%	92.8%	93.7%	+ 1.0%
92.7%	93.5%	+ 0.8%	93.6%	94.2%	+ 0.6%
97.1%	96.2%	- 0.9%	98.0%	96.6%	- 1.4%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	98.1%	96.7%	- 1.4%
1,501 to 2,000 Sq Ft	97.6%	96.7%	- 1.0%
2,001 to 3,000 Sq Ft	96.7%	96.0%	- 0.8%
3,001 Sq Ft and Above	94.5%	94.1%	- 0.5%
All Square Footage	97.4%	96.3%	- 1.1%

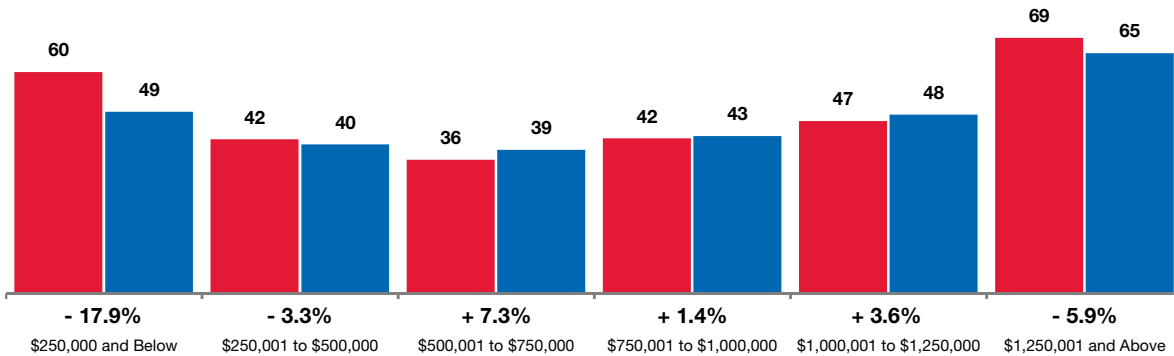
06-2014	06-2015	Change	06-2014	06-2015	Change
97.9%	96.8%	- 1.1%	98.3%	96.7%	- 1.6%
97.7%	96.7%	- 1.0%	97.5%	96.6%	- 0.9%
96.8%	96.0%	- 0.9%	95.2%	95.2%	+ 0.1%
94.5%	94.1%	- 0.5%	92.6%	92.6%	+ 0.0%
97.1%	96.2%	- 0.9%	98.0%	96.6%	- 1.4%

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

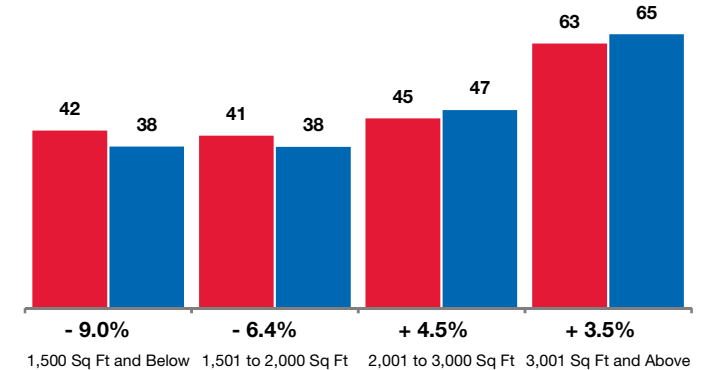
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	60	49	-17.9%
\$250,001 to \$500,000	42	40	-3.3%
\$500,001 to \$750,000	36	39	+7.3%
\$750,001 to \$1,000,000	42	43	+1.4%
\$1,000,001 to \$1,250,000	47	48	+3.6%
\$1,250,001 and Above	69	65	-5.9%
All Price Ranges	44	43	-2.3%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
86	77	-10.6%	54	45	-17.6%
43	42	-3.5%	39	38	-1.8%
36	39	+7.8%	37	39	+5.1%
41	41	+2.0%	51	49	-3.5%
44	47	+6.9%	63	56	-11.0%
70	64	-7.9%	61	70	+13.7%
44	43	-2.1%	44	41	-7.9%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	42	38	-9.0%
1,501 to 2,000 Sq Ft	41	38	-6.4%
2,001 to 3,000 Sq Ft	45	47	+4.5%
3,001 Sq Ft and Above	63	65	+3.5%
All Square Footage	44	43	-2.3%

06-2014	06-2015	Change	06-2014	06-2015	Change
40	36	-8.5%	44	40	-9.4%
40	37	-6.6%	44	42	-6.3%
45	46	+3.7%	54	63	+16.2%
63	65	+3.5%	60	66	+9.3%
44	43	-2.1%	44	41	-7.9%

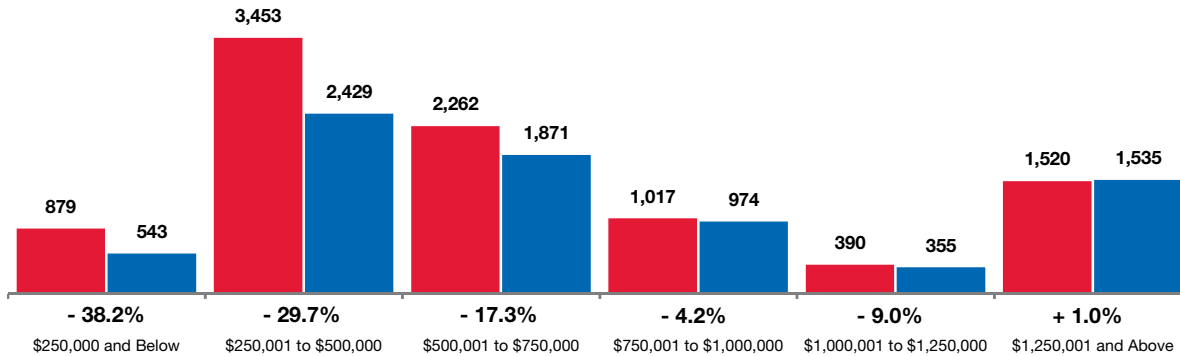


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

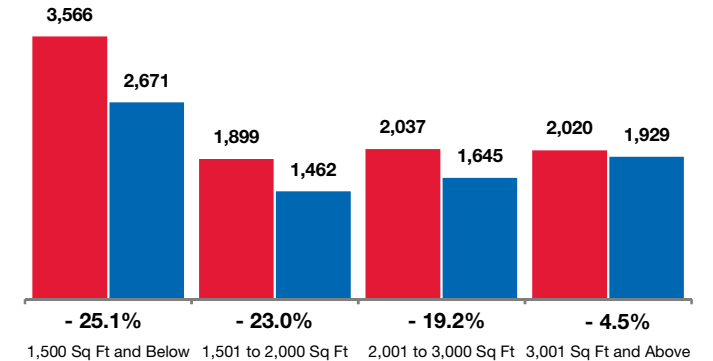
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	879	543	- 38.2%
\$250,001 to \$500,000	3,453	2,429	- 29.7%
\$500,001 to \$750,000	2,262	1,871	- 17.3%
\$750,001 to \$1,000,000	1,017	974	- 4.2%
\$1,000,001 to \$1,250,000	390	355	- 9.0%
\$1,250,001 and Above	1,520	1,535	+ 1.0%
All Price Ranges	9,522	7,707	- 19.1%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
214	122	- 43.0%	665	421	- 36.7%
2,160	1,359	- 37.1%	1,293	1,070	- 17.2%
1,829	1,530	- 16.3%	433	341	- 21.2%
849	836	- 1.5%	168	138	- 17.9%
328	287	- 12.5%	62	68	+ 9.7%
1,358	1,359	+ 0.1%	162	176	+ 8.6%
6,739	5,493	- 18.5%	2,783	2,214	- 20.4%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	3,566	2,671	- 25.1%
1,501 to 2,000 Sq Ft	1,899	1,462	- 23.0%
2,001 to 3,000 Sq Ft	2,037	1,645	- 19.2%
3,001 Sq Ft and Above	2,020	1,929	- 4.5%
All Square Footage	9,522	7,707	- 19.1%

06-2014	06-2015	Change	06-2014	06-2015	Change
1,439	1,035	- 28.1%	2,127	1,636	- 23.1%
1,399	1,046	- 25.2%	500	416	- 16.8%
1,906	1,501	- 21.2%	131	144	+ 9.9%
1,995	1,911	- 4.2%	25	18	- 28.0%
6,739	5,493	- 18.5%	2,783	2,214	- 20.4%

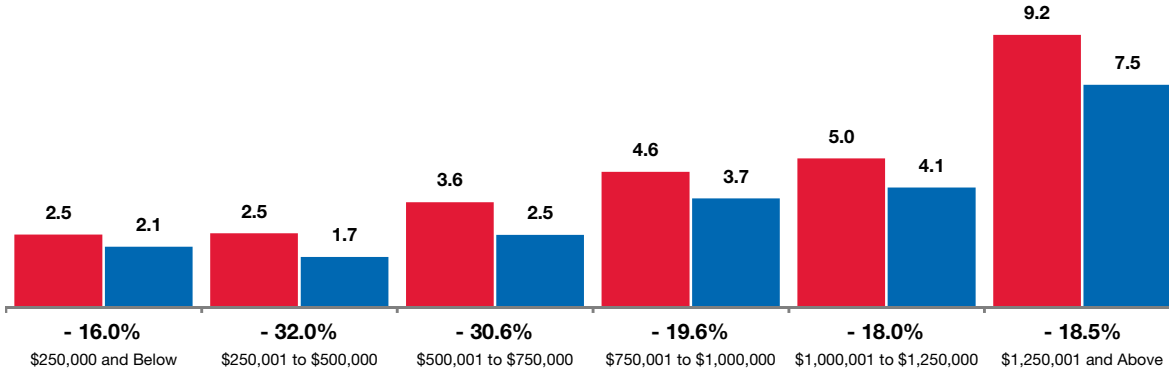


Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

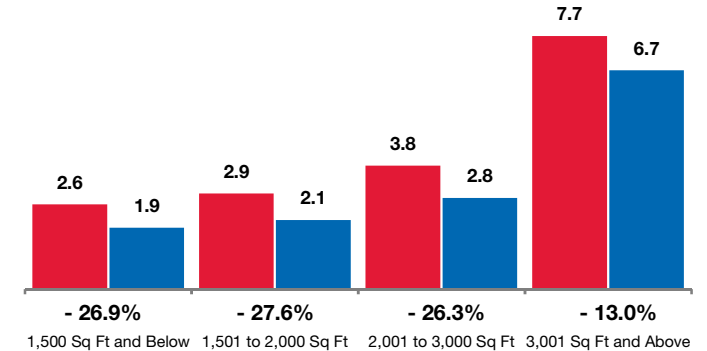
By Price Range

■ 06-2014 ■ 06-2015



By Square Feet

■ 06-2014 ■ 06-2015



All Properties

By Price Range	06-2014	06-2015	Change
\$250,000 and Below	2.5	2.1	- 16.0%
\$250,001 to \$500,000	2.5	1.7	- 32.0%
\$500,001 to \$750,000	3.6	2.5	- 30.6%
\$750,001 to \$1,000,000	4.6	3.7	- 19.6%
\$1,000,001 to \$1,250,000	5.0	4.1	- 18.0%
\$1,250,001 and Above	9.2	7.5	- 18.5%
All Price Ranges	3.4	2.6	- 23.5%

Single-Family Homes

06-2014	06-2015	Change	06-2014	06-2015	Change
3.3	3.4	+ 3.0%	2.3	1.8	- 21.7%
2.4	1.6	- 33.3%	2.7	1.9	- 29.6%
3.5	2.5	- 28.6%	3.8	2.4	- 36.8%
4.4	3.7	- 15.9%	5.5	3.6	- 34.5%
4.8	3.7	- 22.9%	6.4	6.4	0.0%
9.3	7.7	- 17.2%	8.6	6.1	- 29.1%
3.6	2.7	- 25.0%	3.0	2.2	- 26.7%

Condos - Townhomes

By Square Feet	06-2014	06-2015	Change
1,500 Sq Ft and Below	2.6	1.9	- 26.9%
1,501 to 2,000 Sq Ft	2.9	2.1	- 27.6%
2,001 to 3,000 Sq Ft	3.8	2.8	- 26.3%
3,001 Sq Ft and Above	7.7	6.7	- 13.0%
All Square Footage	3.4	2.6	- 23.5%

06-2014	06-2015	Change	06-2014	06-2015	Change
2.3	1.7	- 26.1%	2.8	2.0	- 28.6%
2.8	2.0	- 28.6%	3.4	2.6	- 23.5%
3.7	2.7	- 27.0%	5.2	4.7	- 9.6%
7.7	6.7	- 13.0%	12.0	7.0	- 41.7%
3.6	2.7	- 25.0%	3.0	2.2	- 26.7%

